HOUSING MARKET INFORMATION

# HOUSING NOW
## Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2012

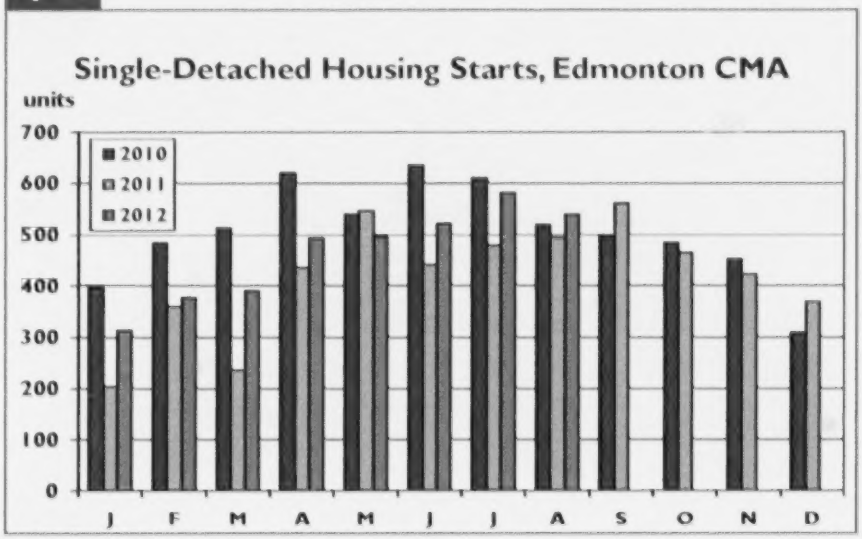
## New Home Market

### Edmonton housing starts moved up in August

Housing starts in the Edmonton Census Metropolitan Area (CMA) increased in August to 918 units from 805 starts in August 2011. From January to August 2012, housing starts totalled 7,821 units, up from 5,890 units recorded in the first eight months of 2011. Employment and net-migration continued to drive housing starts in the Edmonton CMA. Spill-over demand from the resale market also contributed to higher level of starts in August.

Single-detached housing starts in the Edmonton CMA increased nine per cent in August to 540 units, up from 494 units a year earlier. Year-to-date, 3,717 single-detached units began

Figure 1




Source: CMHC

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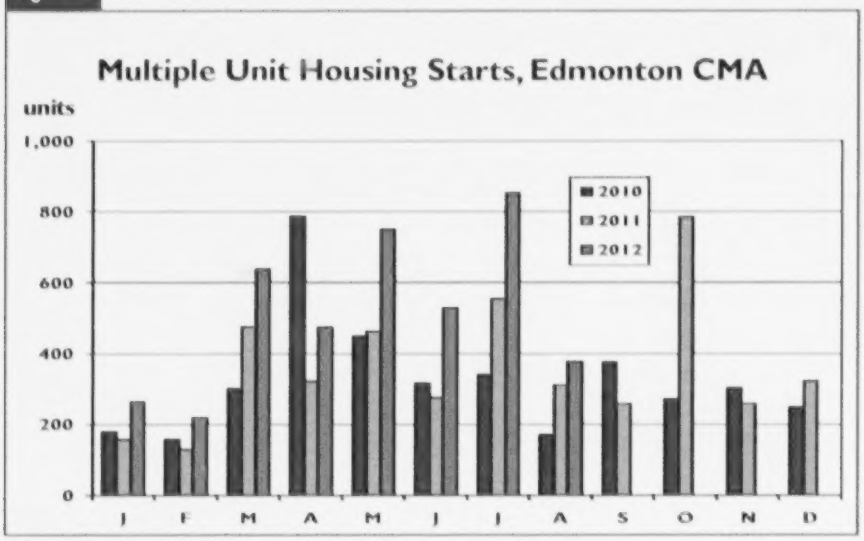
Figure 2




Source: CMHC

construction, up 16 per cent from the 3,199 units started in the same period in 2011. Within the City of Edmonton, 352 single-detached units were started in August, representing an increase from the 313 units started in August 2011.

There were 474 single-detached units completed in August, up 32 per cent from a year earlier. With the exception of May, July, and August, monthly completions had declined on a year-over-year basis during the past 12 months. Absorptions of single-detached units also rose in August, increasing 28 per cent year-over-year to 475 units. The rise in absorptions compared to completions had pushed down the inventory of complete and unabsorbed units on both a month-over-month and year-over-year basis. There were 523 units of single-detached homes in inventory in August 2012, down seven per cent from the same month in 2011.

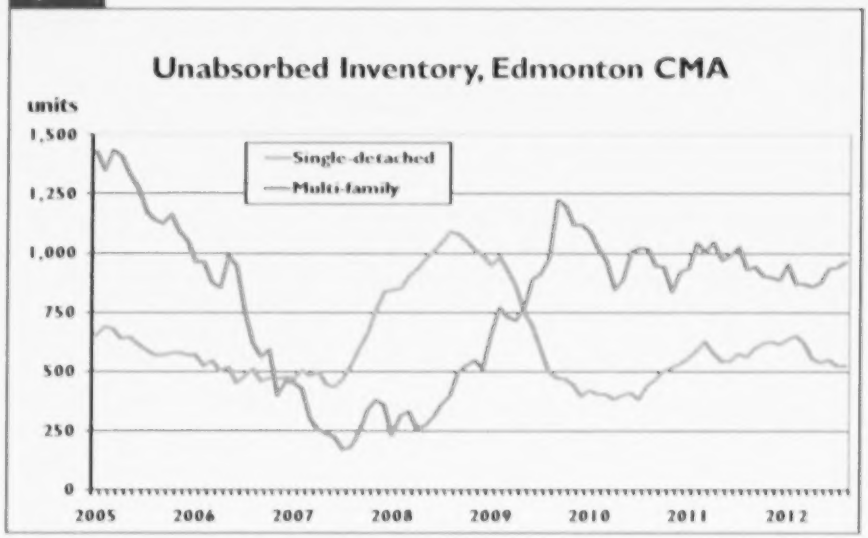
The average price of absorbed single-detached units in August increased three per cent year-over-year to $527,844. The median price increased by 3.5 per cent, reaching $466,700. The narrowing gap between the average and median price is a result of more entry level single-detached homes being absorbed in August. Readers should note that absorbed prices reflect units absorbed at or after completion in a given month, which is not necessarily the month when the price was negotiated. By comparison, Statistics Canada's latest New House Price Index (NHPI) for Edmonton increased by 0.8 per cent in July 2012 relative to July 2011.

Multi-family starts, which consist of semi-detached units, rows, and apartments, totalled 378 units in August, compared to 311 units a year earlier. Stronger semi-detached and row unit starts compensated for lower apartment construction. The

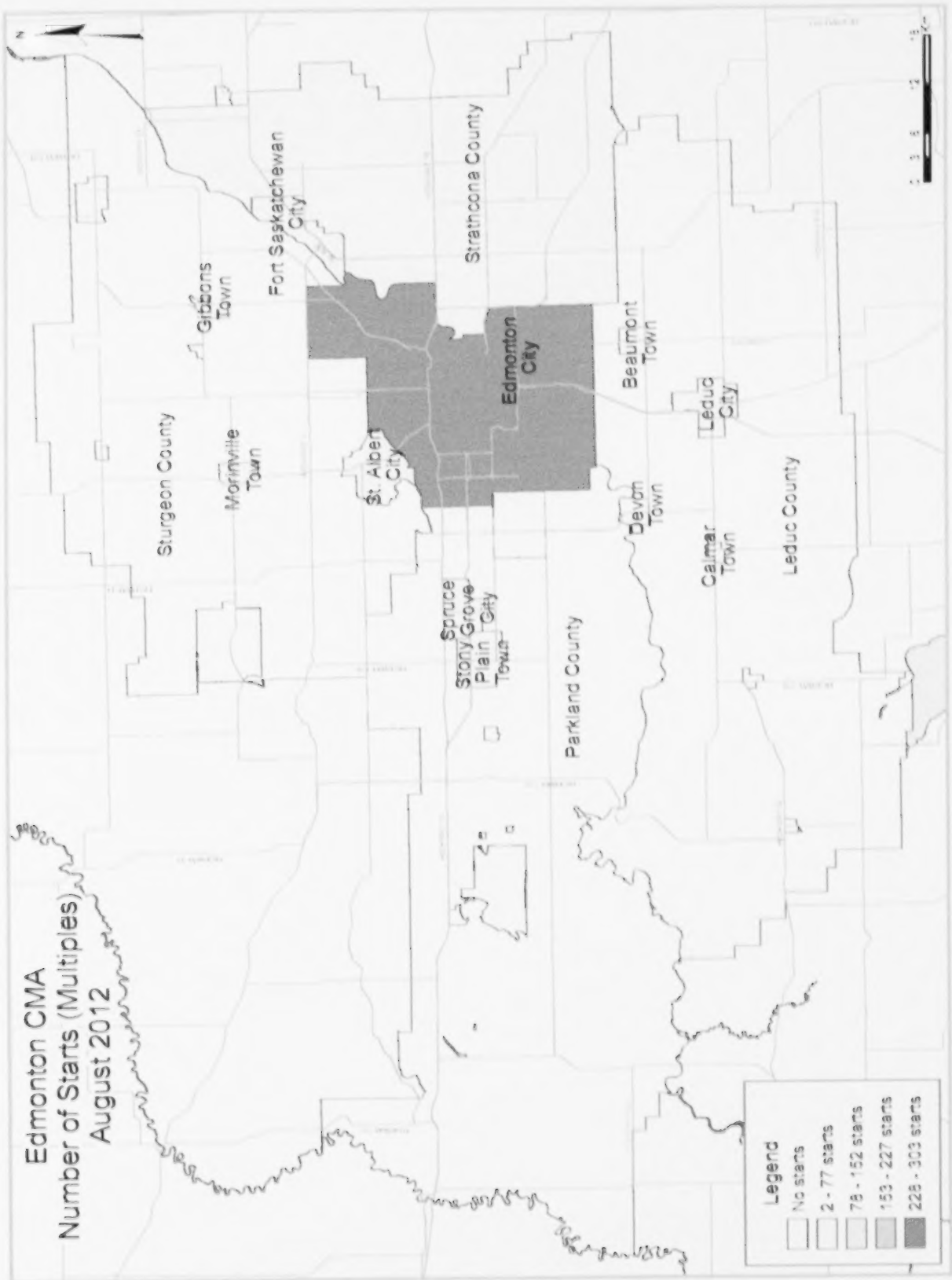
majority of August's multi-family starts, at 80 per cent, occurred within the City of Edmonton. On a year-to-date basis, multi-family housing starts in the Edmonton CMA reached 4,104 units, compared to 2,691 units started in the corresponding period in 2011.

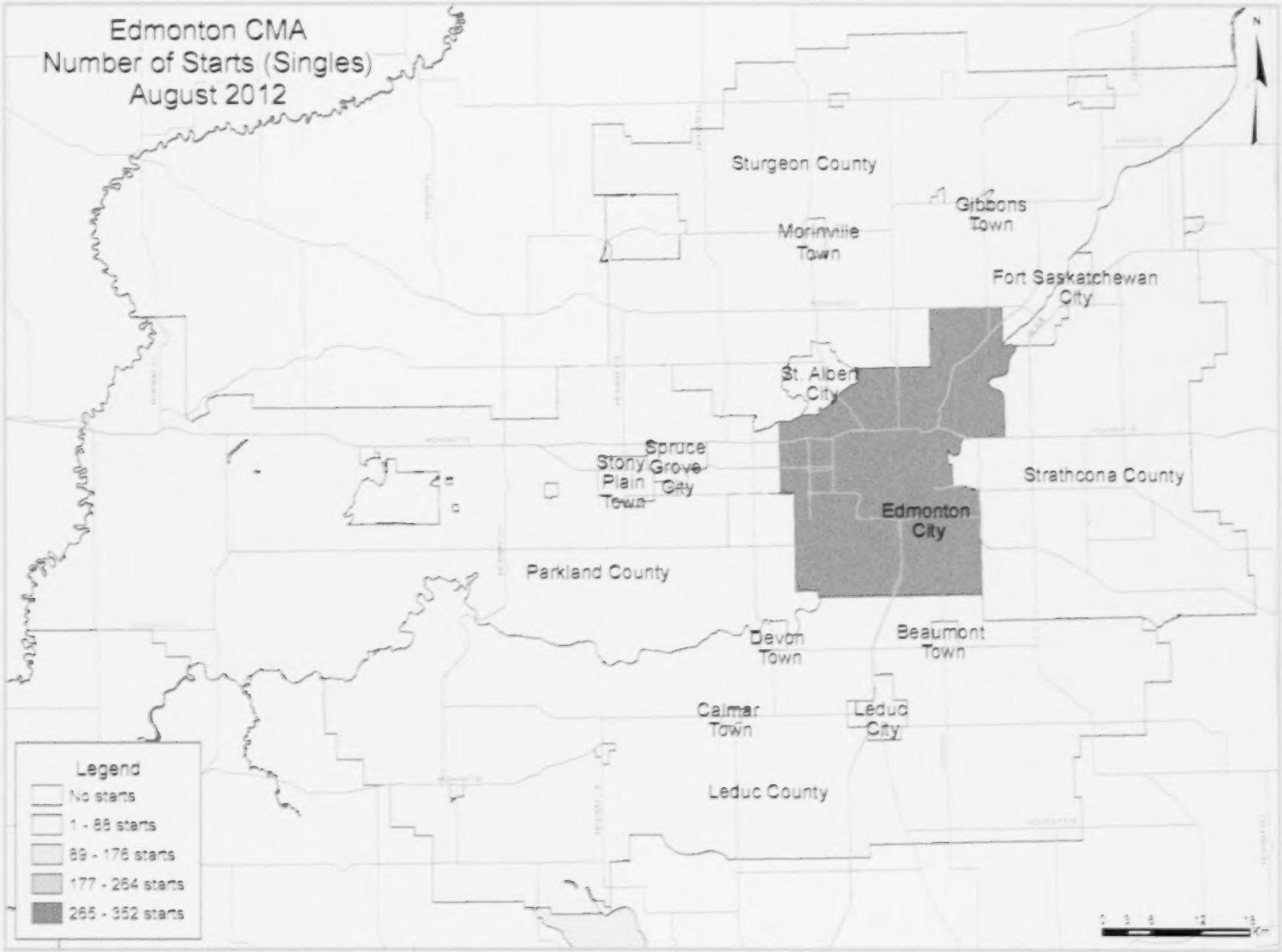
Completions of multi-family units totalled 774 in August, up from 313 units recorded in 2011. Absorptions were also higher at 499 units in August, compared to 406 units a year earlier. The number of multi-family units in inventory increased 3.4 per cent, totalling 962 units compared to the 930 units recorded in the same month last year. However, inventory levels may rise further in the months ahead as the number of units under construction has increased 16 per cent from the previous year, reaching 6,430 units in August.

Figure 3

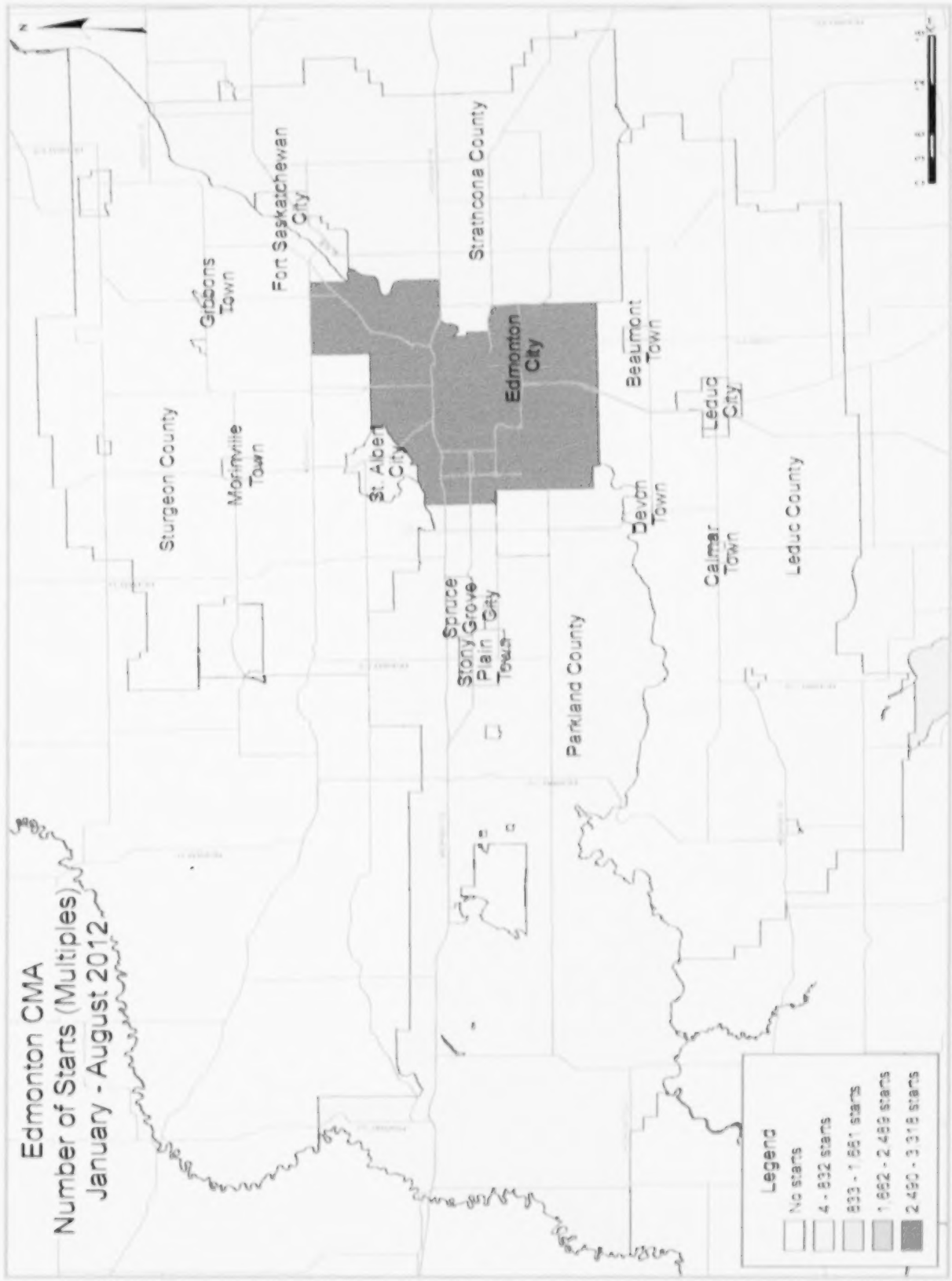


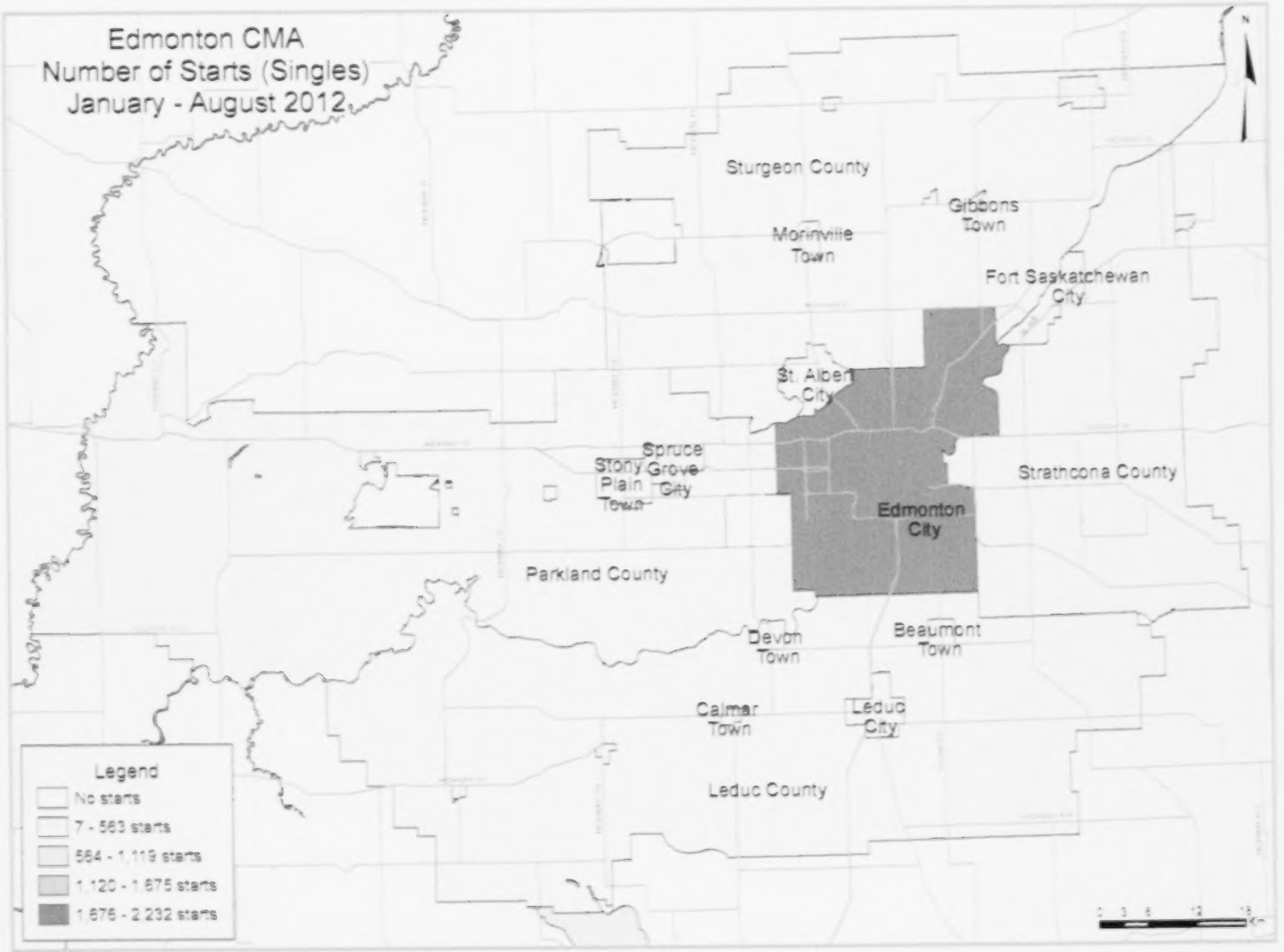

Source: CMHC

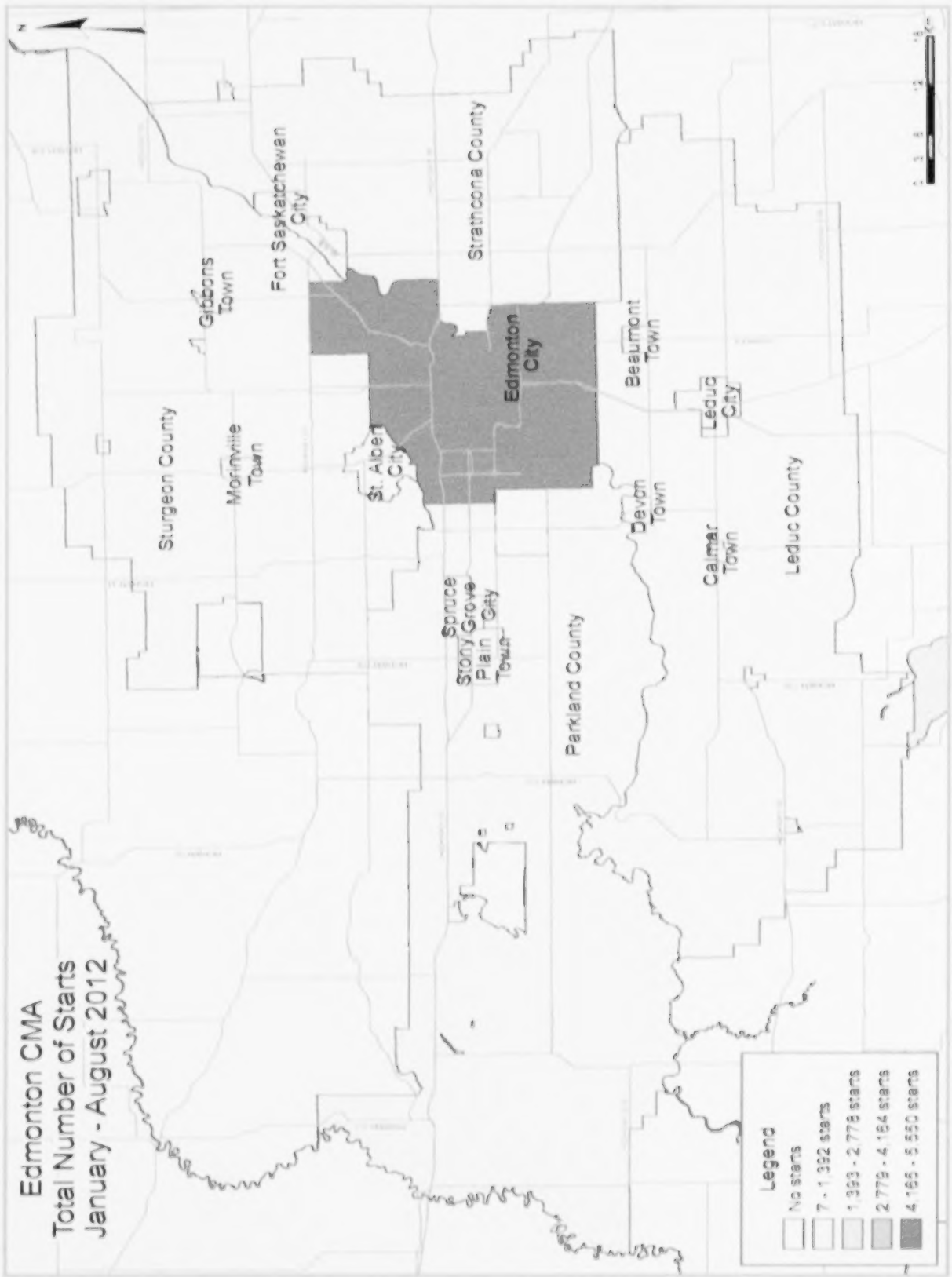

Edmonton CMA
Number of Starts (Multiples)
August 2012
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain City
Town
Parkland County
Legend
No starts
2 - 77 starts
78 - 152 starts
153 - 227 starts
228 - 303 starts


Edmonton CMA
Number of Starts (Singles)
August 2012
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 88 starts
89 - 176 starts
177 - 264 starts
265 - 352 starts

Edmonton CMA
Total Number of Starts
August 2012
Legend
No starts
1 - 164 starts
165 - 328 starts
329 - 491 starts
492 - 655 starts
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
Strathcona County
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - August 2012
Legend
No starts
4 - 832 starts
833 - 1,661 starts
1,662 - 2,489 starts
2,490 - 3,318 starts
Edmonton City
St. Albert City
Fort Saskatchewan City
Strathcona County
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Parkland County
Spruce Grove City
Stony Plain Town
Morinville Town
Sturgeon County
Gibbons Town


Edmonton CMA
Number of Starts (Singles)
January - August 2012
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
7 - 563 starts
564 - 1,119 starts
1,120 - 1,675 starts
1,676 - 2,232 starts


Edmonton CMA
Total Number of Starts
January - August 2012
Legend
No starts
7 - 1,392 starts
1,393 - 2,778 starts
2,779 - 4,164 starts
4,165 - 5,550 starts
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
Strathcona County
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County

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| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
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| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
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| 4 | Absorbed Single-Detached Units by Price Range |
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| 1.1 | Housing Activity Summary by Submarket |
| 1.2 | History of Housing Activity (once a year) |
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| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| .. | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1: Housing Activity Summary of Edmonton CMA
### August 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| August 2012 | 540 | 198 | 34 | 0 | 71 | 75 | 0 | 0 | 918 |
| August 2011 | 494 | 104 | 4 | 0 | 53 | 150 | 0 | 0 | 805 |
| % Change | 9.3 | 90.4 | ** | n/a | 34.0 | -50.0 | n/a | n/a | 14.0 |
| Year-to-date 2012 | 3,714 | 1,302 | 161 | 3 | 707 | 668 | 12 | 1,254 | 7,821 |
| Year-to-date 2011 | 3,188 | 756 | 62 | 11 | 401 | 868 | 0 | 604 | 5,890 |
| % Change | 16.5 | 72.2 | 159.7 | -72.7 | 76.3 | -23.0 | n/a | 107.6 | 32.8 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| August 2012 | 3,688 | 1,256 | 182 | 5 | 989 | 2,531 | 33 | 1,448 | 10,132 |
| August 2011 | 3,271 | 750 | 72 | 22 | 828 | 3,013 | 17 | 865 | 8,838 |
| % Change | 12.7 | 67.5 | 152.8 | -77.3 | 19.4 | -16.0 | 94.1 | 67.4 | 14.6 |
| **COMPLETIONS** | | | | | | | | | |
| August 2012 | 474 | 152 | 12 | 0 | 89 | 284 | 0 | 237 | 1,248 |
| August 2011 | 359 | 48 | 7 | 0 | 110 | 148 | 0 | 0 | 672 |
| % Change | 32.0 | ** | 71.4 | n/a | -19.1 | 91.9 | n/a | n/a | 85.7 |
| Year-to-date 2012 | 3,398 | 878 | 63 | 9 | 601 | 1,156 | 8 | 829 | 6,942 |
| Year-to-date 2011 | 3,579 | 620 | 80 | 2 | 478 | 891 | 68 | 117 | 5,835 |
| % Change | -5.1 | 41.6 | -21.3 | ** | 25.7 | 29.7 | -88.2 | ** | 19.0 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| August 2012 | 521 | 137 | 19 | 1 | 216 | 560 | 1 | 30 | 1,485 |
| August 2011 | 560 | 88 | 11 | 2 | 167 | 650 | 1 | 14 | 1,493 |
| % Change | -7.0 | 55.7 | 72.7 | -50.0 | 29.3 | -13.8 | 0.0 | 114.3 | -0.5 |
| **ABSORBED** | | | | | | | | | |
| August 2012 | 475 | 114 | 10 | 0 | 79 | 247 | 2 | 47 | 974 |
| August 2011 | 370 | 52 | 4 | 0 | 110 | 230 | 0 | 10 | 776 |
| % Change | 28.4 | 119.2 | 150.0 | n/a | -28.2 | 7.4 | n/a | ** | 25.5 |
| Year-to-date 2012 | 3,488 | 839 | 62 | 8 | 539 | 1,150 | 4 | 399 | 6,489 |
| Year-to-date 2011 | 3,547 | 612 | 82 | 1 | 472 | 859 | 3 | 99 | 5,675 |
| % Change | -1.7 | 37.1 | -24.4 | ** | 14.2 | 33.9 | 33.3 | ** | 14.3 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## August 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| August 2012 | 352 | 152 | 15 | 0 | 61 | 75 | 0 | 0 | 655 |
| August 2011 | 313 | 58 | 0 | 0 | 35 | 150 | 0 | 0 | 556 |
| **Beaumont Town** | | | | | | | | | |
| August 2012 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| August 2011 | 21 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| **Devon Town** | | | | | | | | | |
| August 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Fort Saskatchewan City** | | | | | | | | | |
| August 2012 | 14 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| August 2011 | 15 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 31 |
| **Leduc City** | | | | | | | | | |
| August 2012 | 28 | 16 | 7 | 0 | 0 | 0 | 0 | 0 | 51 |
| August 2011 | 17 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| **Leduc County** | | | | | | | | | |
| August 2012 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2011 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Morinville Town** | | | | | | | | | |
| August 2012 | 5 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 9 |
| August 2011 | 8 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Parkland County** | | | | | | | | | |
| August 2012 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| August 2011 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Spruce Grove City** | | | | | | | | | |
| August 2012 | 19 | 12 | 8 | 0 | 6 | 0 | 0 | 0 | 45 |
| August 2011 | 16 | 6 | 0 | 0 | 18 | 0 | 0 | 0 | 40 |
| **St. Albert City** | | | | | | | | | |
| August 2012 | 13 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| August 2011 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| **Stony Plain Town** | | | | | | | | | |
| August 2012 | 13 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| August 2011 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Strathcona County** | | | | | | | | | |
| August 2012 | 34 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 38 |
| August 2011 | 43 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 47 |
| **Sturgeon County** | | | | | | | | | |
| August 2012 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| August 2011 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| **Remainder of the CMA** | | | | | | | | | |
| August 2012 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| August 2011 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Edmonton CMA** | | | | | | | | | |
| August 2012 | 540 | 198 | 34 | 0 | 71 | 75 | 0 | 0 | 918 |
| August 2011 | 494 | 104 | 4 | 0 | 53 | 150 | 0 | 0 | 805 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## August 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| August 2012 | 2,176 | 958 | 101 | 5 | 781 | 2,275 | 17 | 1,059 | 7,372 |
| August 2011 | 1,961 | 554 | 42 | 21 | 641 | 2,431 | 13 | 288 | 5,951 |
| **Beaumont Town** | | | | | | | | | |
| August 2012 | 184 | 18 | 7 | 0 | 0 | 0 | 0 | 0 | 209 |
| August 2011 | 171 | 18 | 0 | 0 | 0 | 0 | 0 | 66 | 255 |
| **Devon Town** | | | | | | | | | |
| August 2012 | 3 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 8 |
| August 2011 | 10 | 2 | 0 | 0 | 5 | 0 | 0 | 0 | 17 |
| **Fort Saskatchewan City** | | | | | | | | | |
| August 2012 | 161 | 40 | 4 | 0 | 4 | 0 | 0 | 0 | 209 |
| August 2011 | 132 | 42 | 0 | 0 | 4 | 0 | 0 | 223 | 401 |
| **Leduc City** | | | | | | | | | |
| August 2012 | 205 | 96 | 7 | 0 | 26 | 160 | 4 | 0 | 498 |
| August 2011 | 98 | 28 | 0 | 0 | 8 | 160 | 0 | 151 | 445 |
| **Leduc County** | | | | | | | | | |
| August 2012 | 79 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 81 |
| August 2011 | 88 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 88 |
| **Morinville Town** | | | | | | | | | |
| August 2012 | 40 | 0 | 4 | 0 | 23 | 0 | 0 | 0 | 67 |
| August 2011 | 44 | 4 | 8 | 0 | 34 | 0 | 0 | 0 | 90 |
| **Parkland County** | | | | | | | | | |
| August 2012 | 136 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 142 |
| August 2011 | 120 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 122 |
| **Spruce Grove City** | | | | | | | | | |
| August 2012 | 125 | 62 | 59 | 0 | 18 | 0 | 0 | 202 | 466 |
| August 2011 | 100 | 58 | 18 | 1 | 42 | 99 | 0 | 103 | 421 |
| **St. Albert City** | | | | | | | | | |
| August 2012 | 142 | 30 | 0 | 0 | 0 | 0 | 0 | 118 | 290 |
| August 2011 | 131 | 0 | 0 | 0 | 0 | 36 | 0 | 0 | 167 |
| **Stony Plain Town** | | | | | | | | | |
| August 2012 | 60 | 20 | 0 | 0 | 36 | 0 | 0 | 0 | 116 |
| August 2011 | 45 | 12 | 4 | 0 | 36 | 76 | 0 | 0 | 173 |
| **Strathcona County** | | | | | | | | | |
| August 2012 | 241 | 24 | 0 | 0 | 96 | 96 | 0 | 69 | 526 |
| August 2011 | 231 | 26 | 0 | 0 | 54 | 211 | 0 | 34 | 556 |
| **Sturgeon County** | | | | | | | | | |
| August 2012 | 88 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 88 |
| August 2011 | 102 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 102 |
| **Remainder of the CMA** | | | | | | | | | |
| August 2012 | 48 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 60 |
| August 2011 | 38 | 4 | 0 | 0 | 4 | 0 | 4 | 0 | 50 |
| **Edmonton CMA** | | | | | | | | | |
| August 2012 | 3,688 | 1,256 | 182 | 5 | 989 | 2,531 | 33 | 1,448 | 10,132 |
| August 2011 | 3,271 | 750 | 72 | 22 | 828 | 3,013 | 17 | 865 | 8,838 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## August 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| August 2012 | 272 | 120 | 0 | 0 | 76 | 186 | 0 | 237 | 891 |
| August 2011 | 161 | 36 | 3 | 0 | 102 | 83 | 0 | 0 | 385 |
| **Beaumont Town** | | | | | | | | | |
| August 2012 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| August 2011 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| **Devon Town** | | | | | | | | | |
| August 2012 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| August 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Fort Saskatchewan City** | | | | | | | | | |
| August 2012 | 14 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 16 |
| August 2011 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| **Leduc City** | | | | | | | | | |
| August 2012 | 42 | 14 | 0 | 0 | 4 | 0 | 0 | 0 | 60 |
| August 2011 | 16 | 6 | 0 | 0 | 4 | 0 | 0 | 0 | 26 |
| **Leduc County** | | | | | | | | | |
| August 2012 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| August 2011 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Morinville Town** | | | | | | | | | |
| August 2012 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 7 |
| August 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Parkland County** | | | | | | | | | |
| August 2012 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| August 2011 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Spruce Grove City** | | | | | | | | | |
| August 2012 | 12 | 10 | 8 | 0 | 0 | 0 | 0 | 0 | 30 |
| August 2011 | 23 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 29 |
| **St. Albert City** | | | | | | | | | |
| August 2012 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| August 2011 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Stony Plain Town** | | | | | | | | | |
| August 2012 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2011 | 11 | 0 | 0 | 0 | 0 | 65 | 0 | 0 | 76 |
| **Strathcona County** | | | | | | | | | |
| August 2012 | 35 | 8 | 0 | 0 | 7 | 98 | 0 | 0 | 148 |
| August 2011 | 26 | 2 | 0 | 0 | 4 | 0 | 0 | 0 | 32 |
| **Sturgeon County** | | | | | | | | | |
| August 2012 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| August 2011 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| **Remainder of the CMA** | | | | | | | | | |
| August 2012 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| August 2011 | 9 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| **Edmonton CMA** | | | | | | | | | |
| August 2012 | 474 | 152 | 12 | 0 | 89 | 284 | 0 | 237 | 1,248 |
| August 2011 | 359 | 48 | 7 | 0 | 110 | 148 | 0 | 0 | 672 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## August 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| August 2012 | 224 | 94 | 8 | 0 | 114 | 380 | 1 | 0 | 821 |
| August 2011 | 235 | 53 | 5 | 0 | 87 | 443 | 1 | 0 | 824 |
| **Beaumont Town** | | | | | | | | | |
| August 2012 | 27 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 31 |
| August 2011 | 29 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 30 |
| **Devon Town** | | | | | | | | | |
| August 2012 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 2 |
| August 2011 | 2 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 6 |
| **Fort Saskatchewan City** | | | | | | | | | |
| August 2012 | 38 | 1 | 0 | 1 | 13 | 35 | 0 | 0 | 88 |
| August 2011 | 49 | 8 | 0 | 1 | 22 | 46 | 0 | 2 | 128 |
| **Leduc City** | | | | | | | | | |
| August 2012 | 50 | 8 | 0 | 0 | 5 | 17 | 0 | 0 | 80 |
| August 2011 | 45 | 8 | 0 | 0 | 9 | 20 | 0 | 0 | 82 |
| **Leduc County** | | | | | | | | | |
| August 2012 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Morinville Town** | | | | | | | | | |
| August 2012 | 14 | 0 | 3 | 0 | 26 | 0 | 0 | 0 | 43 |
| August 2011 | 23 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 35 |
| **Parkland County** | | | | | | | | | |
| August 2012 | 12 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| August 2011 | 22 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| **Spruce Grove City** | | | | | | | | | |
| August 2012 | 37 | 17 | 8 | 0 | 39 | 0 | 0 | 16 | 117 |
| August 2011 | 29 | 12 | 5 | 0 | 0 | 74 | 0 | 0 | 120 |
| **St. Albert City** | | | | | | | | | |
| August 2012 | 34 | 0 | 0 | 0 | 0 | 37 | 0 | 2 | 73 |
| August 2011 | 34 | 0 | 0 | 0 | 1 | 46 | 0 | 0 | 81 |
| **Stony Plain Town** | | | | | | | | | |
| August 2012 | 23 | 4 | 0 | 0 | 3 | 56 | 0 | 0 | 86 |
| August 2011 | 25 | 0 | 0 | 0 | 17 | 17 | 0 | 0 | 59 |
| **Strathcona County** | | | | | | | | | |
| August 2012 | 52 | 8 | 0 | 0 | 13 | 35 | 0 | 12 | 120 |
| August 2011 | 59 | 3 | 1 | 1 | 14 | 0 | 0 | 12 | 90 |
| **Sturgeon County** | | | | | | | | | |
| August 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Remainder of the CMA** | | | | | | | | | |
| August 2012 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| August 2011 | 5 | 2 | 0 | 0 | 0 | 4 | 0 | 0 | 11 |
| **Edmonton CMA** | | | | | | | | | |
| August 2012 | 521 | 137 | 19 | 1 | 216 | 560 | 1 | 30 | 1,485 |
| August 2011 | 560 | 88 | 11 | 2 | 167 | 650 | 1 | 14 | 1,493 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## August 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| August 2012 | 278 | 89 | 2 | 0 | 48 | 166 | 0 | 0 | 583 |
| August 2011 | 180 | 33 | 3 | 0 | 96 | 180 | 0 | 0 | 492 |
| **Beaumont Town** | | | | | | | | | |
| August 2012 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| August 2011 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Devon Town** | | | | | | | | | |
| August 2012 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| August 2011 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 2 |
| **Fort Saskatchewan City** | | | | | | | | | |
| August 2012 | 17 | 1 | 0 | 0 | 6 | 3 | 0 | 0 | 27 |
| August 2011 | 14 | 1 | 0 | 0 | 3 | 0 | 0 | 10 | 28 |
| **Leduc City** | | | | | | | | | |
| August 2012 | 33 | 14 | 0 | 0 | 3 | 1 | 0 | 0 | 51 |
| August 2011 | 12 | 7 | 0 | 0 | 3 | 0 | 0 | 0 | 22 |
| **Leduc County** | | | | | | | | | |
| August 2012 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| August 2011 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Morinville Town** | | | | | | | | | |
| August 2012 | 4 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 8 |
| August 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Parkland County** | | | | | | | | | |
| August 2012 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| August 2011 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| **Spruce Grove City** | | | | | | | | | |
| August 2012 | 15 | 5 | 5 | 0 | 6 | 0 | 0 | 2 | 33 |
| August 2011 | 22 | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 29 |
| **St. Albert City** | | | | | | | | | |
| August 2012 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 62 |
| August 2011 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Stony Plain Town** | | | | | | | | | |
| August 2012 | 7 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| August 2011 | 10 | 0 | 0 | 0 | 3 | 48 | 0 | 0 | 61 |
| **Strathcona County** | | | | | | | | | |
| August 2012 | 32 | 4 | 0 | 0 | 14 | 76 | 0 | 0 | 126 |
| August 2011 | 34 | 3 | 0 | 0 | 4 | 0 | 0 | 0 | 41 |
| **Sturgeon County** | | | | | | | | | |
| August 2012 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| August 2011 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| **Remainder of the CMA** | | | | | | | | | |
| August 2012 | 1 | 0 | 0 | 0 | 1 | 1 | 2 | 0 | 5 |
| August 2011 | 9 | 2 | 0 | 0 | 0 | 2 | 0 | 0 | 13 |
| **Edmonton CMA** | | | | | | | | | |
| August 2012 | 475 | 114 | 10 | 0 | 79 | 247 | 2 | 47 | 974 |
| August 2011 | 370 | 52 | 4 | 0 | 110 | 230 | 0 | 10 | 776 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: History of Housing Starts of Edmonton CMA 2002 - 2011

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2011 | 5,002 | 1,248 | 130 | 15 | 728 | 1,392 | 4 | 813 | 9,332 |
| % Change | -17.4 | 7.8 | 4.0 | 87.5 | -12.1 | -4.9 | -89.5 | 185.3 | -6.3 |
| 2010 | 6,054 | 1,158 | 125 | 8 | 828 | 1,463 | 38 | 285 | 9,959 |
| % Change | 55.9 | 25.3 | -9.4 | -42.9 | 36.2 | ** | ** | -2.7 | 57.7 |
| 2009 | 3,883 | 924 | 138 | 14 | 608 | 453 | 4 | 293 | 6,317 |
| % Change | 49.1 | 50.5 | 200.0 | ** | -18.6 | -81.9 | -81.0 | ** | -4.5 |
| 2008 | 2,604 | 614 | 46 | 2 | 747 | 2,507 | 21 | 74 | 6,615 |
| % Change | -65.9 | -51.7 | -11.5 | -93.1 | -54.6 | -35.0 | -44.7 | -79.2 | -55.6 |
| 2007 | 7,644 | 1,270 | 52 | 29 | 1,644 | 3,856 | 38 | 355 | 14,888 |
| % Change | -15.4 | 18.0 | 6.1 | -3.3 | 54.4 | 11.9 | ** | 36.0 | -0.5 |
| 2006 | 9,032 | 1,076 | 49 | 30 | 1,065 | 3,445 | 12 | 261 | 14,970 |
| % Change | 19.1 | 52.0 | ** | -11.8 | -5.2 | 11.2 | -84.4 | -60.7 | 12.6 |
| 2005 | 7,586 | 708 | 3 | 34 | 1,124 | 3,098 | 77 | 664 | 13,294 |
| % Change | 15.4 | 7.9 | -62.5 | -12.8 | 29.0 | 28.7 | -27.4 | -19.7 | 15.7 |
| 2004 | 6,574 | 656 | 8 | 39 | 871 | 2,407 | 106 | 827 | 11,488 |
| % Change | 3.5 | 33.9 | -89.7 | 2.6 | -14.9 | -22.9 | -10.2 | -28.7 | -7.2 |
| 2003 | 6,353 | 490 | 78 | 38 | 1,023 | 3,120 | 118 | 1,160 | 12,380 |
| % Change | -7.1 | 40.8 | ** | 72.7 | -5.8 | 48.9 | -25.3 | -42.9 | -1.6 |
| 2002 | 6,838 | 348 | 3 | 22 | 1,086 | 2,096 | 158 | 2,030 | 12,581 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
## August 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | % Change |
| Edmonton City | 352 | 313 | 156 | 70 | 72 | 23 | 75 | 150 | 655 | 556 | 17.8 |
| Beaumont Town | 13 | 21 | 0 | 4 | 0 | 0 | 0 | 0 | 13 | 25 | -48.0 |
| Calmar Town | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Fort Saskatchewan City | 14 | 15 | 6 | 16 | 0 | 0 | 0 | 0 | 20 | 31 | -35.5 |
| Gibbons Town | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Leduc City | 28 | 17 | 16 | 12 | 7 | 0 | 0 | 0 | 51 | 29 | 75.9 |
| Leduc County | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| Morinville Town | 5 | 8 | 0 | 0 | 4 | 4 | 0 | 0 | 9 | 12 | -25.0 |
| Parkland County | 20 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 12 | 66.7 |
| Spruce Grove City | 19 | 16 | 18 | 16 | 8 | 8 | 0 | 0 | 45 | 40 | 12.5 |
| St. Albert City | 13 | 13 | 2 | 0 | 0 | 0 | 0 | 0 | 15 | 13 | 15.4 |
| Stony Plain Town | 13 | 5 | 10 | 2 | 0 | 0 | 0 | 0 | 23 | 7 | ** |
| Strathcona County | 34 | 43 | 4 | 4 | 0 | 0 | 0 | 0 | 38 | 47 | -19.1 |
| Sturgeon County | 19 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 24 | -20.8 |
| Remainder of the CMA | 6 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 6 | 4 | 50.0 |
| **Edmonton CMA** | **540** | **494** | **212** | **126** | **91** | **35** | **75** | **150** | **918** | **805** | **14.0** |

## Table 2.1: Starts by Submarket and by Dwelling Type
## January - August 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| Edmonton City | 2,232 | 2,011 | 1,036 | 592 | 593 | 304 | 1,689 | 950 | 5,550 | 3,857 | 43.9 |
| Beaumont Town | 137 | 140 | 18 | 18 | 7 | 0 | 0 | 66 | 162 | 224 | -27.7 |
| Calmar Town | 10 | 1 | 0 | 0 | 8 | 0 | 0 | 0 | 18 | 1 | ** |
| Devon Town | 0 | 10 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 12 | -100.0 |
| Fort Saskatchewan City | 164 | 127 | 50 | 46 | 4 | 0 | 0 | 71 | 218 | 244 | -10.7 |
| Gibbons Town | 7 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 12 | -41.7 |
| Leduc City | 189 | 107 | 96 | 26 | 25 | 8 | 0 | 207 | 310 | 348 | -10.9 |
| Leduc County | 47 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 47 | 55 | -14.5 |
| Morinville Town | 41 | 47 | 2 | 4 | 8 | 4 | 0 | 0 | 51 | 55 | -7.3 |
| Parkland County | 120 | 82 | 4 | 2 | 0 | 0 | 0 | 0 | 124 | 84 | 47.6 |
| Spruce Grove City | 157 | 112 | 86 | 108 | 86 | 24 | 0 | 103 | 329 | 347 | -5.2 |
| St. Albert City | 143 | 122 | 22 | 0 | 0 | 0 | 118 | 0 | 283 | 122 | 132.0 |
| Stony Plain Town | 87 | 61 | 30 | 12 | 0 | 0 | 0 | 0 | 117 | 73 | 60.3 |
| Strathcona County | 266 | 195 | 58 | 38 | 49 | 25 | 115 | 75 | 488 | 333 | 46.5 |
| Sturgeon County | 92 | 94 | 0 | 0 | 0 | 0 | 0 | 0 | 92 | 94 | -2.1 |
| Remainder of the CMA | 25 | 23 | 0 | 2 | 0 | 4 | 0 | 0 | 25 | 29 | -13.8 |
| **Edmonton CMA** | **3,717** | **3,199** | **1,402** | **850** | **780** | **369** | **1,922** | **1,472** | **7,821** | **5,890** | **32.8** |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## August 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 |
| Edmonton City | 72 | 23 | 0 | 0 | 75 | 150 | 0 | 0 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 8 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 91 | 35 | 0 | 0 | 75 | 150 | 0 | 0 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - August 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Edmonton City | 589 | 304 | 4 | 0 | 622 | 713 | 1,067 | 237 |
| Beaumont Town | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 66 |
| Calmar Town | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 71 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 25 | 8 | 0 | 0 | 0 | 80 | 0 | 127 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 86 | 24 | 0 | 0 | 0 | 0 | 0 | 103 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 118 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 49 | 25 | 0 | 0 | 46 | 75 | 69 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 768 | 369 | 12 | 0 | 668 | 868 | 1,254 | 604 |

Source: CMHC (Starts and Completions Survey)

## Table 2.4: Starts by Submarket and by Intended Market
## August 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 |
| Edmonton City | 519 | 371 | 136 | 185 | 0 | 0 | 655 | 556 |
| Beaumont Town | 13 | 25 | 0 | 0 | 0 | 0 | 13 | 25 |
| Calmar Town | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 20 | 31 | 0 | 0 | 0 | 0 | 20 | 31 |
| Gibbons Town | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Leduc City | 51 | 29 | 0 | 0 | 0 | 0 | 51 | 29 |
| Leduc County | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| Morinville Town | 9 | 12 | 0 | 0 | 0 | 0 | 9 | 12 |
| Parkland County | 20 | 12 | 0 | 0 | 0 | 0 | 20 | 12 |
| Spruce Grove City | 39 | 22 | 6 | 18 | 0 | 0 | 45 | 40 |
| St. Albert City | 15 | 13 | 0 | 0 | 0 | 0 | 15 | 13 |
| Stony Plain Town | 23 | 7 | 0 | 0 | 0 | 0 | 23 | 7 |
| Strathcona County | 34 | 47 | 4 | 0 | 0 | 0 | 38 | 47 |
| Sturgeon County | 19 | 24 | 0 | 0 | 0 | 0 | 19 | 24 |
| Remainder of the CMA | 6 | 4 | 0 | 0 | 0 | 0 | 6 | 4 |
| **Edmonton CMA** | 772 | 602 | 146 | 203 | 0 | 0 | 918 | 805 |

## Table 2.5: Starts by Submarket and by Intended Market
## January - August 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Edmonton City | 3,272 | 2,593 | 1,207 | 1,027 | 1,071 | 237 | 5,550 | 3,857 |
| Beaumont Town | 162 | 158 | 0 | 0 | 0 | 66 | 162 | 224 |
| Calmar Town | 10 | 1 | 0 | 0 | 8 | 0 | 18 | 1 |
| Devon Town | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 12 |
| Fort Saskatchewan City | 208 | 169 | 10 | 4 | 0 | 71 | 218 | 244 |
| Gibbons Town | 7 | 12 | 0 | 0 | 0 | 0 | 7 | 12 |
| Leduc City | 292 | 133 | 18 | 88 | 0 | 127 | 310 | 348 |
| Leduc County | 47 | 55 | 0 | 0 | 0 | 0 | 47 | 55 |
| Morinville Town | 47 | 55 | 4 | 0 | 0 | 0 | 51 | 55 |
| Parkland County | 124 | 84 | 0 | 0 | 0 | 0 | 124 | 84 |
| Spruce Grove City | 307 | 201 | 22 | 43 | 0 | 103 | 329 | 347 |
| St. Albert City | 165 | 122 | 0 | 0 | 118 | 0 | 283 | 122 |
| Stony Plain Town | 117 | 73 | 0 | 0 | 0 | 0 | 117 | 73 |
| Strathcona County | 302 | 219 | 117 | 114 | 69 | 0 | 488 | 333 |
| Sturgeon County | 92 | 94 | 0 | 0 | 0 | 0 | 92 | 94 |
| Remainder of the CMA | 25 | 25 | 0 | 4 | 0 | 0 | 25 | 29 |
| **Edmonton CMA** | 5,177 | 4,006 | 1,378 | 1,280 | 1,266 | 604 | 7,821 | 5,890 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
## August 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | % Change |
| Edmonton City | 272 | 161 | 122 | 42 | 74 | 99 | 423 | 83 | 891 | 385 | 131.4 |
| Beaumont Town | 33 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 22 | 50.0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Devon Town | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Fort Saskatchewan City | 14 | 14 | 2 | 0 | 0 | 0 | 0 | 0 | 16 | 14 | 14.3 |
| Gibbons Town | 3 | 5 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 7 | -57.1 |
| Leduc City | 42 | 16 | 14 | 6 | 4 | 4 | 0 | 0 | 60 | 26 | 130.8 |
| Leduc County | 12 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 7 | 71.4 |
| Morinville Town | 3 | 6 | 0 | 0 | 4 | 0 | 0 | 0 | 7 | 6 | 16.7 |
| Parkland County | 8 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 20 | -60.0 |
| Spruce Grove City | 12 | 23 | 10 | 2 | 8 | 4 | 0 | 0 | 30 | 29 | 3.4 |
| St. Albert City | 18 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 15 | 20.0 |
| Stony Plain Town | 2 | 11 | 0 | 0 | 0 | 0 | 0 | 65 | 2 | 76 | -97.4 |
| Strathcona County | 35 | 26 | 10 | 6 | 5 | 0 | 98 | 0 | 148 | 32 | ** |
| Sturgeon County | 19 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 28 | -32.1 |
| Remainder of the CMA | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | -100.0 |
| **Edmonton CMA** | **474** | **359** | **158** | **58** | **95** | **107** | **521** | **148** | **1,248** | **672** | **85.7** |

## Table 3.1: Completions by Submarket and by Dwelling Type
## January - August 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| Edmonton City | 2,067 | 1,956 | 696 | 482 | 394 | 354 | 1,455 | 776 | 4,612 | 3,568 | 29.3 |
| Beaumont Town | 132 | 172 | 14 | 32 | 16 | 0 | 66 | 0 | 228 | 204 | 11.8 |
| Calmar Town | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 5 | -60.0 |
| Devon Town | 8 | 8 | 2 | 2 | 0 | 5 | 0 | 28 | 10 | 43 | -76.7 |
| Fort Saskatchewan City | 134 | 147 | 58 | 40 | 0 | 24 | 71 | 71 | 263 | 282 | -6.7 |
| Gibbons Town | 14 | 18 | 0 | 2 | 0 | 0 | 0 | 0 | 14 | 20 | -30.0 |
| Leduc City | 124 | 221 | 60 | 36 | 16 | 10 | 127 | 0 | 327 | 267 | 22.5 |
| Leduc County | 60 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 65 | -7.7 |
| Morinville Town | 42 | 58 | 4 | 0 | 36 | 27 | 0 | 3 | 82 | 88 | -6.8 |
| Parkland County | 124 | 145 | 2 | 2 | 0 | 0 | 0 | 0 | 126 | 147 | -14.3 |
| Spruce Grove City | 112 | 157 | 100 | 78 | 39 | 15 | 0 | 0 | 251 | 250 | 0.4 |
| St. Albert City | 133 | 104 | 0 | 4 | 0 | 0 | 96 | 65 | 229 | 173 | 32.4 |
| Stony Plain Town | 66 | 64 | 20 | 8 | 0 | 28 | 0 | 65 | 86 | 165 | -47.9 |
| Strathcona County | 238 | 271 | 64 | 48 | 23 | 49 | 170 | 0 | 495 | 368 | 34.5 |
| Sturgeon County | 126 | 149 | 0 | 0 | 0 | 0 | 0 | 0 | 126 | 149 | -15.4 |
| Remainder of the CMA | 25 | 41 | 2 | 0 | 4 | 0 | 0 | 0 | 31 | 41 | -24.4 |
| **Edmonton CMA** | **3,407** | **3,581** | **1,022** | **734** | **528** | **512** | **1,985** | **1,008** | **6,942** | **5,835** | **19.0** |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
## August 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 |
| Edmonton City | 74 | 99 | 0 | 0 | 186 | 83 | 237 | 0 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 65 | 0 | 0 |
| Strathcona County | 5 | 0 | 0 | 0 | 98 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 95 | 107 | 0 | 0 | 284 | 148 | 237 | 0 |

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - August 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Edmonton City | 390 | 301 | 4 | 53 | 1,020 | 761 | 435 | 15 |
| Beaumont Town | 16 | 0 | 0 | 0 | 0 | 0 | 66 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 28 |
| Fort Saskatchewan City | 0 | 24 | 0 | 0 | 0 | 0 | 71 | 71 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 16 | 10 | 0 | 0 | 0 | 0 | 127 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 36 | 24 | 0 | 3 | 0 | 0 | 0 | 3 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 39 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 65 | 96 | 0 |
| Stony Plain Town | 0 | 16 | 0 | 12 | 0 | 65 | 0 | 0 |
| Strathcona County | 23 | 49 | 0 | 0 | 136 | 0 | 34 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 524 | 444 | 4 | 68 | 1,156 | 891 | 829 | 117 |

Source: CMHC (Starts and Completions Survey)

## Table 3.4: Completions by Submarket and by Intended Market
## August 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 | Aug 2012 | Aug 2011 |
| Edmonton City | 392 | 200 | 262 | 185 | 237 | 0 | 891 | 385 |
| Beaumont Town | 33 | 22 | 0 | 0 | 0 | 0 | 33 | 22 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Fort Saskatchewan City | 14 | 14 | 2 | 0 | 0 | 0 | 16 | 14 |
| Gibbons Town | 3 | 7 | 0 | 0 | 0 | 0 | 3 | 7 |
| Leduc City | 56 | 22 | 4 | 4 | 0 | 0 | 60 | 26 |
| Leduc County | 12 | 7 | 0 | 0 | 0 | 0 | 12 | 7 |
| Morinville Town | 7 | 6 | 0 | 0 | 0 | 0 | 7 | 6 |
| Parkland County | 8 | 20 | 0 | 0 | 0 | 0 | 8 | 20 |
| Spruce Grove City | 30 | 29 | 0 | 0 | 0 | 0 | 30 | 29 |
| St. Albert City | 18 | 15 | 0 | 0 | 0 | 0 | 18 | 15 |
| Stony Plain Town | 2 | 11 | 0 | 65 | 0 | 0 | 2 | 76 |
| Strathcona County | 43 | 28 | 105 | 4 | 0 | 0 | 148 | 32 |
| Sturgeon County | 19 | 28 | 0 | 0 | 0 | 0 | 19 | 28 |
| Remainder of the CMA | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Edmonton CMA** | **638** | **414** | **373** | **258** | **237** | **0** | **1,248** | **672** |

## Table 3.5: Completions by Submarket and by Intended Market
## January - August 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Edmonton City | 2,726 | 2,402 | 1,445 | 1,098 | 441 | 68 | 4,612 | 3,568 |
| Beaumont Town | 146 | 190 | 16 | 14 | 66 | 0 | 228 | 204 |
| Calmar Town | 2 | 5 | 0 | 0 | 0 | 0 | 2 | 5 |
| Devon Town | 10 | 10 | 0 | 5 | 0 | 28 | 10 | 43 |
| Fort Saskatchewan City | 183 | 193 | 9 | 18 | 71 | 71 | 263 | 282 |
| Gibbons Town | 14 | 20 | 0 | 0 | 0 | 0 | 14 | 20 |
| Leduc City | 184 | 255 | 16 | 12 | 127 | 0 | 327 | 267 |
| Leduc County | 60 | 65 | 0 | 0 | 0 | 0 | 60 | 65 |
| Morinville Town | 52 | 62 | 28 | 20 | 2 | 6 | 82 | 88 |
| Parkland County | 126 | 147 | 0 | 0 | 0 | 0 | 126 | 147 |
| Spruce Grove City | 188 | 246 | 63 | 4 | 0 | 0 | 251 | 250 |
| St. Albert City | 133 | 108 | 0 | 65 | 96 | 0 | 229 | 173 |
| Stony Plain Town | 86 | 72 | 0 | 81 | 0 | 12 | 86 | 165 |
| Strathcona County | 276 | 314 | 185 | 54 | 34 | 0 | 495 | 368 |
| Sturgeon County | 126 | 149 | 0 | 0 | 0 | 0 | 126 | 149 |
| Remainder of the CMA | 27 | 41 | 4 | 0 | 0 | 0 | 31 | 41 |
| **Edmonton CMA** | **4,339** | **4,279** | **1,766** | **1,371** | **837** | **185** | **6,942** | **5,835** |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## August 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $350,000 | | $350,000 - $449,999 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Edmonton City** | | | | | | | | | | | | | |
| August 2012 | 18 | 6.6 | 111 | 40.7 | 69 | 25.3 | 24 | 8.8 | 51 | 18.7 | 273 | 458,100 | 540,142 |
| August 2011 | 16 | 9.2 | 69 | 39.7 | 47 | 27.0 | 19 | 10.9 | 23 | 13.2 | 174 | 452,424 | 523,483 |
| Year-to-date 2012 | 212 | 10.2 | 790 | 38.2 | 522 | 25.2 | 214 | 10.3 | 331 | 16.0 | 2,069 | 454,900 | 519,997 |
| Year-to-date 2011 | 221 | 11.8 | 621 | 33.1 | 473 | 25.2 | 249 | 13.3 | 313 | 16.7 | 1,877 | 464,900 | 542,371 |
| **Beaumont Town** | | | | | | | | | | | | | |
| August 2012 | 0 | 0.0 | 15 | 50.0 | 10 | 33.3 | 4 | 13.3 | 1 | 3.3 | 30 | 445,450 | 475,146 |
| August 2011 | 4 | 20.0 | 10 | 50.0 | 4 | 20.0 | 1 | 5.0 | 1 | 5.0 | 20 | 426,282 | 435,457 |
| Year-to-date 2012 | 4 | 2.9 | 65 | 47.1 | 44 | 31.9 | 21 | 15.2 | 4 | 2.9 | 138 | 450,250 | 473,698 |
| Year-to-date 2011 | 33 | 21.3 | 77 | 49.7 | 30 | 19.4 | 8 | 5.2 | 7 | 4.5 | 155 | 402,997 | 420,392 |
| **Calmar Town** | | | | | | | | | | | | | |
| August 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2011 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| **Devon Town** | | | | | | | | | | | | | |
| August 2012 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| August 2011 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 3 | 37.5 | 2 | 25.0 | 2 | 25.0 | 1 | 12.5 | 8 | -- | -- |
| Year-to-date 2011 | 2 | 22.2 | 5 | 55.6 | 2 | 22.2 | 0 | 0.0 | 0 | 0.0 | 9 | -- | -- |
| **Fort Saskatchewan City** | | | | | | | | | | | | | |
| August 2012 | 1 | 6.3 | 7 | 43.8 | 6 | 37.5 | 1 | 6.3 | 1 | 6.3 | 16 | 450,750 | 474,025 |
| August 2011 | 0 | 0.0 | 12 | 85.7 | 1 | 7.1 | 1 | 7.1 | 0 | 0.0 | 14 | 402,900 | 415,071 |
| Year-to-date 2012 | 8 | 5.6 | 105 | 73.4 | 21 | 14.7 | 6 | 4.2 | 3 | 2.1 | 143 | 418,000 | 429,245 |
| Year-to-date 2011 | 4 | 2.8 | 99 | 70.2 | 21 | 14.9 | 11 | 7.8 | 6 | 4.3 | 141 | 406,900 | 439,950 |
| **Gibbons Town** | | | | | | | | | | | | | |
| August 2012 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| August 2011 | 0 | 0.0 | 3 | 75.0 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2012 | 5 | 38.5 | 8 | 61.5 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 13 | 359,900 | 360,038 |
| Year-to-date 2011 | 6 | 35.3 | 7 | 41.2 | 4 | 23.5 | 0 | 0.0 | 0 | 0.0 | 17 | 380,000 | 391,441 |
| **Leduc City** | | | | | | | | | | | | | |
| August 2012 | 5 | 15.2 | 16 | 48.5 | 8 | 24.2 | 4 | 12.1 | 0 | 0.0 | 33 | 433,500 | 444,260 |
| August 2011 | 7 | 58.3 | 3 | 25.0 | 0 | 0.0 | 0 | 0.0 | 2 | 16.7 | 12 | 344,924 | 394,625 |
| Year-to-date 2012 | 19 | 16.1 | 50 | 42.4 | 33 | 28.0 | 12 | 10.2 | 4 | 3.4 | 118 | 439,702 | 451,845 |
| Year-to-date 2011 | 82 | 39.2 | 89 | 42.6 | 24 | 11.5 | 10 | 4.8 | 4 | 1.9 | 209 | 369,900 | 387,626 |
| **Leduc County** | | | | | | | | | | | | | |
| August 2012 | 1 | 9.1 | 1 | 9.1 | 4 | 36.4 | 2 | 18.2 | 3 | 27.3 | 11 | 530,250 | 578,450 |
| August 2011 | 0 | 0.0 | 2 | 28.6 | 1 | 14.3 | 4 | 57.1 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2012 | 9 | 15.3 | 18 | 30.5 | 14 | 23.7 | 8 | 13.6 | 10 | 16.9 | 59 | 458,500 | 490,352 |
| Year-to-date 2011 | 11 | 16.9 | 15 | 23.1 | 15 | 23.1 | 17 | 26.2 | 7 | 10.8 | 65 | 505,500 | 490,011 |
| **Morinville Town** | | | | | | | | | | | | | |
| August 2012 | 1 | 25.0 | 3 | 75.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| August 2011 | 0 | 0.0 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2012 | 7 | 15.6 | 31 | 68.9 | 7 | 15.6 | 0 | 0.0 | 0 | 0.0 | 45 | 399,900 | 403,476 |
| Year-to-date 2011 | 16 | 33.3 | 29 | 60.4 | 3 | 6.3 | 0 | 0.0 | 0 | 0.0 | 48 | 372,900 | 379,117 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## August 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $350,000 | | $350,000 - $449,999 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Parkland County** | | | | | | | | | | | | | |
| August 2012 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| August 2011 | 1 | 11.1 | 0 | 0.0 | 1 | 11.1 | 2 | 22.2 | 5 | 55.6 | 9 | -- | -- |
| Year-to-date 2012 | 10 | 17.5 | 3 | 5.3 | 6 | 10.5 | 8 | 14.0 | 30 | 52.6 | 57 | 656,250 | 630,931 |
| Year-to-date 2011 | 3 | 5.9 | 6 | 11.8 | 8 | 15.7 | 7 | 13.7 | 27 | 52.9 | 51 | 720,000 | 700,623 |
| **Spruce Grove City** | | | | | | | | | | | | | |
| August 2012 | 2 | 13.3 | 5 | 33.3 | 6 | 40.0 | 2 | 13.3 | 0 | 0.0 | 15 | 450,550 | 461,410 |
| August 2011 | 3 | 13.6 | 9 | 40.9 | 4 | 18.2 | 6 | 27.3 | 0 | 0.0 | 22 | 416,500 | 457,707 |
| Year-to-date 2012 | 14 | 12.4 | 40 | 35.4 | 33 | 29.2 | 22 | 19.5 | 4 | 3.5 | 113 | 456,111 | 469,949 |
| Year-to-date 2011 | 16 | 11.2 | 80 | 55.9 | 26 | 18.2 | 19 | 13.3 | 2 | 1.4 | 143 | 421,236 | 437,783 |
| **St. Albert City** | | | | | | | | | | | | | |
| August 2012 | 0 | 0.0 | 1 | 5.9 | 7 | 41.2 | 5 | 29.4 | 4 | 23.5 | 17 | 551,300 | 589,694 |
| August 2011 | 0 | 0.0 | 1 | 8.3 | 5 | 41.7 | 4 | 33.3 | 2 | 16.7 | 12 | 547,650 | 551,758 |
| Year-to-date 2012 | 0 | 0.0 | 21 | 16.2 | 52 | 40.0 | 29 | 22.3 | 28 | 21.5 | 130 | 535,150 | 568,085 |
| Year-to-date 2011 | 1 | 1.0 | 24 | 23.3 | 33 | 32.0 | 26 | 25.2 | 19 | 18.4 | 103 | 530,000 | 563,912 |
| **Stony Plain Town** | | | | | | | | | | | | | |
| August 2012 | 2 | 28.6 | 3 | 42.9 | 2 | 28.6 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| August 2011 | 2 | 22.2 | 6 | 66.7 | 1 | 11.1 | 0 | 0.0 | 0 | 0.0 | 9 | -- | -- |
| Year-to-date 2012 | 9 | 14.8 | 31 | 50.8 | 16 | 26.2 | 1 | 1.6 | 4 | 6.6 | 61 | 418,125 | 437,545 |
| Year-to-date 2011 | 14 | 25.0 | 33 | 58.9 | 8 | 14.3 | 0 | 0.0 | 1 | 1.8 | 56 | 399,007 | 377,068 |
| **Strathcona County** | | | | | | | | | | | | | |
| August 2012 | 0 | 0.0 | 7 | 22.6 | 10 | 32.3 | 9 | 29.0 | 5 | 16.1 | 31 | 528,000 | 569,340 |
| August 2011 | 0 | 0.0 | 3 | 9.7 | 10 | 32.3 | 7 | 22.6 | 11 | 35.5 | 31 | 579,000 | 667,447 |
| Year-to-date 2012 | 4 | 1.7 | 53 | 22.0 | 84 | 34.9 | 49 | 20.3 | 51 | 21.2 | 241 | 515,000 | 587,660 |
| Year-to-date 2011 | 0 | 0.0 | 74 | 26.9 | 93 | 33.8 | 51 | 18.5 | 57 | 20.7 | 275 | 505,000 | 593,483 |
| **Sturgeon County** | | | | | | | | | | | | | |
| August 2012 | 6 | 33.3 | 0 | 0.0 | 1 | 5.6 | 4 | 22.2 | 7 | 38.9 | 18 | 585,000 | 590,833 |
| August 2011 | 9 | 33.3 | 5 | 18.5 | 3 | 11.1 | 6 | 22.2 | 4 | 14.8 | 27 | 425,000 | 457,593 |
| Year-to-date 2012 | 30 | 23.8 | 13 | 10.3 | 13 | 10.3 | 27 | 21.4 | 43 | 34.1 | 126 | 590,000 | 569,357 |
| Year-to-date 2011 | 37 | 25.0 | 20 | 13.5 | 19 | 12.8 | 22 | 14.9 | 50 | 33.8 | 148 | 540,000 | 544,649 |
| **Remainder of the CMA** | | | | | | | | | | | | | |
| August 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2011 | 2 | 66.7 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2012 | 7 | 53.8 | 2 | 15.4 | 0 | 0.0 | 1 | 7.7 | 3 | 23.1 | 13 | 345,500 | 448,492 |
| Year-to-date 2011 | 13 | 46.4 | 9 | 32.1 | 3 | 10.7 | 1 | 3.6 | 2 | 7.1 | 28 | 396,500 | 399,879 |
| **Edmonton CMA** | | | | | | | | | | | | | |
| August 2012 | 36 | 7.8 | 171 | 37.2 | 124 | 27.0 | 55 | 12.0 | 74 | 16.1 | 460 | 466,700 | 527,844 |
| August 2011 | 45 | 12.9 | 127 | 36.5 | 78 | 22.4 | 50 | 14.4 | 48 | 13.8 | 348 | 450,800 | 510,540 |
| Year-to-date 2012 | 341 | 10.2 | 1,233 | 36.9 | 847 | 25.4 | 400 | 12.0 | 516 | 15.5 | 3,337 | 458,700 | 515,884 |
| Year-to-date 2011 | 461 | 13.9 | 1,188 | 35.7 | 762 | 22.9 | 421 | 12.7 | 495 | 14.9 | 3,327 | 451,000 | 516,841 |

Source: CMHC (Market Absorption Survey)

## Table 4.1: Average Price ($) of Absorbed Single-detached Units
## August 2012

| Submarket | Aug 2012 | Aug 2011 | % Change | YTD 2012 | YTD 2011 | % Change |
|---|---|---|---|---|---|---|
| Edmonton City | 540,142 | 523,483 | 3.2 | 519,997 | 542,371 | -4.1 |
| Beaumont Town | 475,146 | 435,457 | 9.1 | 473,698 | 420,392 | 12.7 |
| Calmar Town | -- | -- | n/a | -- | -- | n/a |
| Devon Town | -- | -- | n/a | -- | -- | n/a |
| Fort Saskatchewan City | 474,025 | 415,071 | 14.2 | 429,245 | 439,950 | -2.4 |
| Gibbons Town | -- | -- | n/a | 360,038 | 391,441 | -8.0 |
| Leduc City | 444,260 | 394,625 | 12.6 | 451,845 | 387,626 | 16.6 |
| Leduc County | 578,450 | -- | n/a | 490,352 | 490,011 | 0.1 |
| Morinville Town | -- | -- | n/a | 403,476 | 379,117 | 6.4 |
| Parkland County | -- | -- | n/a | 630,931 | 700,623 | -9.9 |
| Spruce Grove City | 461,410 | 457,707 | 0.8 | 469,949 | 437,783 | 7.3 |
| St. Albert City | 589,694 | 551,758 | 6.9 | 568,085 | 563,912 | 0.7 |
| Stony Plain Town | -- | -- | n/a | 437,545 | 377,068 | 16.0 |
| Strathcona County | 569,340 | 667,447 | -14.7 | 587,660 | 593,483 | -1.0 |
| Sturgeon County | 590,833 | 457,593 | 29.1 | 569,357 | 544,649 | 4.5 |
| Remainder of the CMA | -- | -- | n/a | 448,492 | 399,879 | 12.2 |
| **Edmonton CMA** | 527,844 | 510,540 | 3.4 | 515,884 | 516,841 | -0.2 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Edmonton
## August 2012

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2011 | January | 792 | -10.4 | 1,277 | 2,160 | 2,620 | 48.7 | 315,483 | 0.2 | 322,972 |
| | February | 1,132 | -12.8 | 1,316 | 2,666 | 2,888 | 45.6 | 311,674 | -1.7 | 319,227 |
| | March | 1,613 | -4.6 | 1,372 | 2,983 | 2,489 | 55.1 | 326,557 | -4.8 | 322,150 |
| | April | 1,605 | -13.1 | 1,388 | 3,308 | 2,634 | 52.7 | 327,805 | -3.4 | 326,647 |
| | May | 2,007 | 10.0 | 1,452 | 3,556 | 2,642 | 55.0 | 331,537 | -2.7 | 320,947 |
| | June | 1,901 | 14.7 | 1,490 | 3,298 | 2,687 | 55.5 | 328,695 | -2.0 | 320,198 |
| | July | 1,603 | 15.4 | 1,495 | 3,082 | 2,787 | 53.6 | 334,444 | 1.4 | 327,845 |
| | August | 1,642 | 25.8 | 1,484 | 2,987 | 2,699 | 55.0 | 325,322 | -0.4 | 324,628 |
| | September | 1,345 | 4.9 | 1,386 | 2,585 | 2,544 | 54.5 | 332,782 | 2.4 | 331,834 |
| | October | 1,272 | 10.2 | 1,428 | 2,193 | 2,555 | 55.9 | 320,306 | 1.0 | 326,674 |
| | November | 1,166 | -4.7 | 1,374 | 1,810 | 2,536 | 54.2 | 319,559 | 0.3 | 336,013 |
| | December | 885 | 4.4 | 1,500 | 1,091 | 2,636 | 56.9 | 315,658 | 1.5 | 328,046 |
| 2012 | January | 930 | 17.4 | 1,415 | 2,452 | 2,754 | 51.4 | 317,995 | 0.8 | 325,204 |
| | February | 1,231 | 8.7 | 1,397 | 2,555 | 2,685 | 52.0 | 329,820 | 5.8 | 334,488 |
| | March | 1,622 | 0.6 | 1,509 | 3,304 | 2,699 | 55.9 | 335,579 | 2.8 | 331,264 |
| | April | 1,874 | 16.8 | 1,557 | 3,252 | 2,606 | 59.7 | 336,751 | 2.7 | 337,314 |
| | May | 2,156 | 7.4 | 1,496 | 3,764 | 2,741 | 54.6 | 347,078 | 4.7 | 333,738 |
| | June | 1,913 | 0.6 | 1,564 | 3,220 | 2,644 | 59.2 | 340,391 | 3.6 | 332,194 |
| | July | 1,725 | 7.6 | 1,471 | 2,814 | 2,535 | 58.0 | 337,304 | 0.9 | 331,768 |
| | August | 1,535 | -6.5 | 1,456 | 2,740 | 2,569 | 56.7 | 334,391 | 2.8 | 334,564 |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q2 2011 | 5,513 | 3.5 | | 10,162 | | | 329,471 | -2.7 | |
| | Q2 2012 | 5,943 | 7.8 | | 10,236 | | | 341,669 | 3.7 | |
| | YTD 2011 | 12,295 | 3.4 | | 24,040 | | | 326,643 | -1.8 | |
| | YTD 2012 | 12,986 | 5.6 | | 24,101 | | | 336,649 | 3.1 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6: Economic Indicators
## August 2012

| | | Interest Rates | | | NHPI, Total, Edmonton CMA 2007=100 | CPI, 2002 =100 | Edmonton Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2011 | January | 592 | 3.35 | 5.19 | 89.0 | 123.9 | 652 | 5.9 | 72.5 | 929 |
| | February | 607 | 3.50 | 5.44 | 90.0 | 124.3 | 658 | 5.9 | 73.0 | 932 |
| | March | 601 | 3.50 | 5.34 | 89.8 | 124.8 | 660 | 5.8 | 73.2 | 937 |
| | April | 621 | 3.70 | 5.69 | 89.6 | 126.2 | 662 | 5.7 | 73.1 | 944 |
| | May | 616 | 3.70 | 5.59 | 89.8 | 126.5 | 663 | 5.5 | 73.0 | 950 |
| | June | 604 | 3.50 | 5.39 | 90.1 | 125.6 | 665 | 5.4 | 73.1 | 954 |
| | July | 604 | 3.50 | 5.39 | 90.0 | 125.9 | 670 | 5.3 | 73.4 | 951 |
| | August | 604 | 3.50 | 5.39 | 89.9 | 126.6 | 675 | 5.3 | 73.8 | 950 |
| | September | 592 | 3.50 | 5.19 | 89.6 | 126.4 | 681 | 5.3 | 74.4 | 948 |
| | October | 598 | 3.50 | 5.29 | 90.1 | 127.6 | 682 | 5.3 | 74.4 | 951 |
| | November | 598 | 3.50 | 5.29 | 90.2 | 126.9 | 682 | 5.3 | 74.2 | 955 |
| | December | 598 | 3.50 | 5.29 | 90.2 | 126.7 | 682 | 4.9 | 73.8 | 960 |
| 2012 | January | 598 | 3.50 | 5.29 | 90.2 | 127.3 | 678 | 5.0 | 73.4 | 967 |
| | February | 595 | 3.20 | 5.24 | 90.1 | 126.9 | 674 | 5.3 | 72.9 | 971 |
| | March | 595 | 3.20 | 5.24 | 90.5 | 127.0 | 668 | 5.7 | 72.5 | 965 |
| | April | 607 | 3.20 | 5.44 | 90.8 | 127.4 | 675 | 5.3 | 72.7 | 957 |
| | May | 601 | 3.20 | 5.34 | 90.8 | 127.0 | 683 | 4.9 | 73.1 | 953 |
| | June | 595 | 3.20 | 5.24 | 90.8 | 127.2 | 691 | 4.4 | 73.4 | 963 |
| | July | 595 | 3.10 | 5.24 | 90.7 | 127.1 | 695 | 4.5 | 73.6 | 978 |
| | August | 595 | 3.10 | 5.24 | | 127.9 | 699 | 4.5 | 73.9 | 995 |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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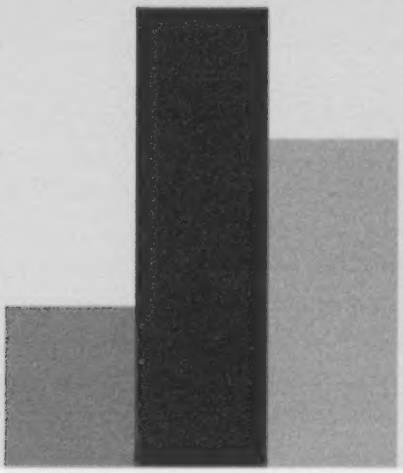

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- Housing Market Outlook, Canada
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